## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb or locality and postcode

146 Yarrowee Street, Sebastopol Vic 3356

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$440,000		&		\$450,000				
Median sale p	rice								
Median price	\$414,000	Pro	operty Type	Hou	se		Suburb	Sebastopol	
Period - From	12/12/2023	to	11/12/2024		So	urce	Property	y Data	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	330 Albert St SEBASTOPOL 3356	\$452,000	13/11/2024
2	70 Yarrowee St SEBASTOPOL 3356	\$470,000	06/09/2024
3	28 Spencer St SEBASTOPOL 3356	\$459,000	16/08/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

12/12/2024 09:31



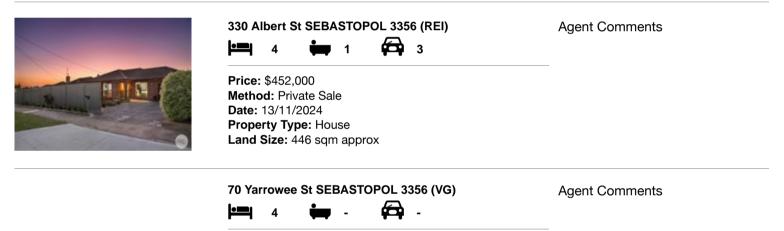




Rooms: 5 Property Type: House (Res) Land Size: 646 sqm approx Agent Comments Hannah Baker 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$440,000 - \$450,000 Median House Price 12/12/2023 - 11/12/2024: \$414,000

# **Comparable Properties**



Price: \$470,000 Method: Sale Date: 06/09/2024 Property Type: House (Res) Land Size: 696 sqm approx



28 Spencer St SEBASTOPOL 3356 (REI)

💻 4 🗰 1 🏟 2

Agent Comments

Price: \$459,000 Method: Private Sale Date: 16/08/2024 Property Type: House Land Size: 1087 sqm approx

### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.